

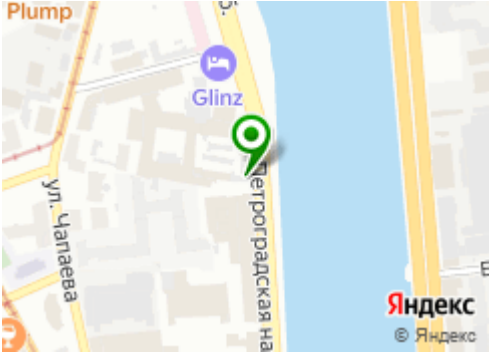


# OFFICE-CENTER LINKOR

RENT • Class A • 89—1095 m<sup>2</sup>

Saint-Petersburg, Petrogradsky district, 36, Petrogradskaya emb.

Petrogradskaya Gorkovskaya



## 2 floor: 499 m<sup>2</sup>

Office-center Linkor • RENT

Area	499 m <sup>2</sup>
Floor	2
Layout	• Open-plan layout
Open price	RUB 1,000 / m <sup>2</sup> / month
Rental rate includes	• VAT • utilities • OPEX
Rental rate does not include	• telecommunication • electricity

Office-center Linkor • RENT

Area	270 m <sup>2</sup>
Floor	2
Layout	• Open-plan layout
Finishing	• Fitted out
Open price	RUB 2,300 / m <sup>2</sup> / month
Rental rate includes	• VAT • utilities • OPEX
Rental rate does not include	• telecommunication • cleaning • electricity



4 floor: 880 m<sup>2</sup>

Office-center Linkor • RENT

Area	880 m <sup>2</sup>
Floor	4
Layout	<ul style="list-style-type: none"><li>• Open-plan layout</li><li>• Office-corridor planning</li></ul>
Finishing	<ul style="list-style-type: none"><li>• Fitted out</li></ul>
Open price	RUB 2,000 / m <sup>2</sup> / month
Rental rate includes	<ul style="list-style-type: none"><li>• VAT</li><li>• utilities</li><li>• OPEX</li></ul>
Rental rate does not include	<ul style="list-style-type: none"><li>• telecommunication</li><li>• cleaning</li><li>• electricity</li></ul>

Office-center Linkor • RENT

Area	1095 m <sup>2</sup>
Floor	5
Layout	<ul style="list-style-type: none"><li>• Office-corridor planning</li></ul>
Finishing	<ul style="list-style-type: none"><li>• Fitted out / redecoration is required</li></ul>
Open price	RUB 1,900 / m <sup>2</sup> / month
Rental rate includes	<ul style="list-style-type: none"><li>• VAT</li><li>• utilities</li><li>• OPEX</li></ul>
Rental rate does not include	<ul style="list-style-type: none"><li>• telecommunication</li><li>• electricity</li></ul>

Office-center Linkor • RENT

Area	347 m <sup>2</sup>
Floor	3
Layout	<ul style="list-style-type: none"><li>• Open-plan layout</li><li>• Office-corridor planning</li></ul>
Finishing	<ul style="list-style-type: none"><li>• Fitted out</li></ul>
Open price	RUB 2,300 / m <sup>2</sup> / month
Rental rate includes	<ul style="list-style-type: none"><li>• VAT</li><li>• utilities</li><li>• OPEX</li></ul>
Rental rate does not include	<ul style="list-style-type: none"><li>• telecommunication</li><li>• electricity</li></ul>

Office-center Linkor • RENT

Area	115 m <sup>2</sup>
Floor	3
Layout	<ul style="list-style-type: none"><li>• Office-corridor planning</li></ul>
Finishing	<ul style="list-style-type: none"><li>• Fitted out</li></ul>
Open price	RUB 1,800 / m <sup>2</sup> / month



Rental rate includes	<ul style="list-style-type: none"><li>• VAT</li><li>• utilities</li><li>• OPEX</li></ul>
Rental rate does not include	<ul style="list-style-type: none"><li>• telecommunication</li><li>• electricity</li></ul>





MAIN CHARACTERISTICS, FACILITIES AND SERVICES

Office-center Linkor

Building status	Ready
Year of reconstruction	2008
Type of construction	Reconstruction / New construction
Total area	26328 m <sup>2</sup>
Number of storeys	6 — 7
Security	<ul style="list-style-type: none"><li>• Access control system</li><li>• CCTV</li></ul>
Ventilation system	<ul style="list-style-type: none"><li>• Central combined extract and input ventilation system</li></ul>
Air-condition system	<ul style="list-style-type: none"><li>• Central air conditioning system</li></ul>
Café	Yes
Parking	<ul style="list-style-type: none"><li>• Free parking in front of the building on 112 places 7000 rub./place a place</li><li>• Secured parking on 112 places 9500 rub./place a place</li></ul>

LEASE DEPARTMENT: +7 (812) 346 5900

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